



## Woodcock Hill, Harrow, HA3 0PG

## Offers In the Region of £900,000 Freehold

- Extended Semi Detached House
- Three Reception Rooms
- Fitted Kitchen
- Downstairs Wet Room & WC
- Three First Floor Double Bedrooms
- Shower Room Sep WC
- Large Rear Garden
- Garage Own Driveway
- Viewing Recommended
- EPC Rating C



A Well Presented Extended Semi Detached House, situated within a short walk of Preston Road's transport & shopping facilities, parkland and sought after schools. Central Heating, Double Glazing, Enclosed Entrance Porch, Three Reception Rooms, Fitted Kitchen, Downstairs Wet Room & WC, Three First Floor Double Bedrooms, Shower Room, Sep WC. Large Rear Garden, Garage Own Driveway. Viewing Recommended.

## Enclosed Entrance Porch

## Entrance Hall

Spacious hallway, fitted carpet, large archway to front reception.

## Through Lounge

32' 10" x 12' 5" (10.01m x 3.78m) Radiators, double glazed front window with shutters, fitted carpet. Double doors to:

## Dining Room

15' 10" x 13' 3" (4.83m x 4.04m) narrowing. Two radiators, laminate flooring, skylight, double glazed side window.

## Rear Extension

13' 1" x 10' 10" (3.99m x 3.30m) Radiator, wired for wall lights, laminate flooring, double glazed windows and doors to rear garden.

## Fitted Kitchen

12' 9" x 13' 0" (3.89m x 3.96m) narrowing to 10'9. Fitted wall and base units, fitted oven, double stainless steel sink with mixer tap and hot tap, plumbed for washing machine and tumble dryer, centre island with 5 ring stainless steel gas hob & extractor, spot lights, tiled flooring, double glazed window to rear and door to side.

## Downstairs Wet Room

6' 9" x 5' 4" (2.06m x 1.63m) Shower, wash hand basin, wc, chrome radiator, spot lights, double glazed window.

## Stairs to First Floor Landing

Side window, fitted carpet, loft access.

## Bedroom One (Front)

15' 7" x 12' 4" (4.75m x 3.76m) Fitted wardrobes, radiator, spot lights, double glazed window with shutters.

## Bedroom Two (Rear)

18' 11" x 11' 0" (5.77m x 3.35m) Fitted wardrobes, radiator, spot lights, double glazed window with shutters.

## Bedroom Three (Rear)

11' 10" x 9' 8" (3.61m x 2.95m) Fitted wardrobe, radiator, laminate flooring, double glazed window with shutters.

## Tiled Shower Room

6' 10" x 6' 10" (2.08m x 2.08m) Shower cubicle, wash hand basin, wc, chrome radiator, double glazed window to front with shutters.

## Separate WC

WC, tiled walls, double glazed window.

## Large Rear Garden

Patio, lawn, outside tap, electric point.

## Garage via Own Driveway

Garage with electric door, power and lighting, water softener, door to side path.

Own Driveway for three vehicles.

## Additional Information

Council Tax Band E, £2,489 London Borough of Brent.

Mobile coverage: EE Vodafone Three 02

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Satellite/Fibre TV Availability: BT Sky Virgin.

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